

001.0

0002

0027.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

944,000 / 944,000

USE VALUE:

944,000 / 944,000

ASSESSED:

944,000 / 944,000

**PROPERTY LOCATION**

| No    | Alt No | Direction/Street/City   |
|-------|--------|-------------------------|
| 42-44 |        | THORNDIKE ST, ARLINGTON |

**OWNERSHIP**

Unit #:

|          |                 |
|----------|-----------------|
| Owner 1: | AGERBAK SUSANNE |
| Owner 2: |                 |
| Owner 3: |                 |

Street 1: 44 THORNDIKE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: CLIFFORD JOHN J JR -

Owner 2: -

Street 1: 44 THORNDIKE STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2449 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 17 Rooms, and 8 Bdrrms.

**OTHER ASSESSMENTS**

Code Descrip/No Amount Com. Int

**EXTERIOR INFORMATION**

|               |                   |
|---------------|-------------------|
| Type:         | 13 - Multi-Garden |
| Sty Ht:       | 2 - 2 Story       |
| (Liv) Units:  | 3 Total: 3        |
| Foundation:   | 2 - Conc. Block   |
| Frame:        | 1 - Wood          |
| Prime Wall:   | 4 - Vinyl         |
| Sec Wall:     | %                 |
| Roof Struct:  | 2 - Hip           |
| Roof Cover:   | 1 - Asphalt Shgl  |
| Color:        | WHITE             |
| View / Desir: |                   |

**GENERAL INFORMATION**

|               |             |
|---------------|-------------|
| Grade:        | C - Average |
| Year Blt:     | 1915        |
| Eff Yr Blt:   |             |
| Alt LUC:      |             |
| Alt %:        |             |
| Jurisdct:     | G4          |
| Fact:         | .           |
| Const Mod:    |             |
| Lump Sum Adj: |             |

**INTERIOR INFORMATION**

|                |                |
|----------------|----------------|
| Avg Ht/FL:     | STD            |
| Prim Int Wall: | 2 - Plaster    |
| Sec Int Wall:  | %              |
| Partition:     | T - Typical    |
| Prim Floors:   | 3 - Hardwood   |
| Sec Floors:    | %              |
| Bsmnt Flr:     | 12 - Concrete  |
| Subfloor:      |                |
| Bsmnt Gar:     |                |
| Electric:      | 3 - Typical    |
| Insulation:    | 2 - Typical    |
| Int vs Ext:    | S              |
| Heat Fuel:     | 1 - Oil        |
| Heat Type:     | 3 - Forced H/W |
| # Heat Sys:    | 2              |
| % Heated:      | 100            |
| % AC:          |                |
| Solar HW:      | NO             |
| Central Vac:   | NO             |
| % Com Wall     | % Sprinkled:   |

**MOBILE HOME**

|       |  |        |  |           |  |       |  |        |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: |  | Model: |  | Serial #: |  | Year: |  | Color: |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

**SPEC FEATURES/YARD ITEMS**

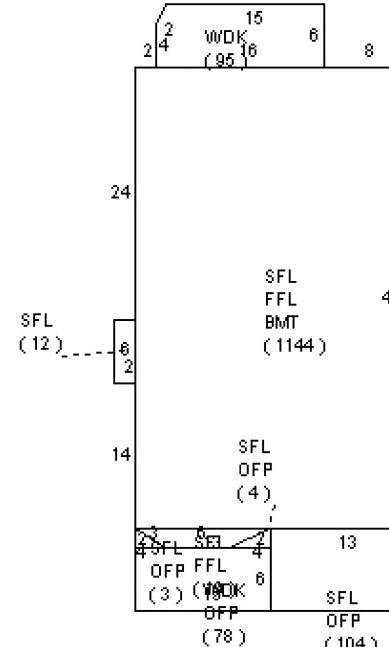
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 3    | Garage      | D | Y   | 1   | 20X20    | A    | AV  | 1940 | 21.25      | T   | 40  | 104 |      |       | 5,100      |      |       | 5,100        |

**BATH FEATURES**

|            |   |         |         |
|------------|---|---------|---------|
| Full Bath: | 2 | Rating: | Average |
| A Bath:    |   | Rating: |         |
| 3/4 Bath:  |   | Rating: |         |
| A 3QBth:   |   | Rating: |         |
| 1/2 Bath:  |   | Rating: |         |
| A HBth:    |   | Rating: |         |
| OthrFix:   |   | Rating: |         |

**COMMENTS**

SCUTTLE.

**SKETCH****OTHER FEATURES**

|         |   |         |         |
|---------|---|---------|---------|
| Kits:   | 1 | Rating: | Average |
| A Kits: | 1 | Rating: | Good    |
| Fpl:    |   | Rating: |         |
| WSFlue: |   | Rating: |         |

**CONDOS INFORMATION**

|              |  |
|--------------|--|
| Location:    |  |
| Total Units: |  |
| Floor:       |  |
| % Own:       |  |
| Name:        |  |

**DEPRECIATION**

|             |           |     |   |
|-------------|-----------|-----|---|
| Phys Cond:  | GD - Good | 18. | % |
| Functional: |           |     | % |
| Economic:   |           |     | % |
| Special:    |           |     | % |
| Override:   |           |     | % |
| Total:      | 18.6      | %   |   |

**CALC SUMMARY**

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 170.00     |
| Size Adj.:         | 1.07874632 |
| Const Adj.:        | 0.99980003 |
| Adj \$ / SQ:       | 183.350    |
| Other Features:    | 104000     |
| Grade Factor:      | 1.00       |
| NBHD Inf:          | 1.00000000 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 622756     |
| Depreciation:      | 115833     |
| Depreciated Total: | 506923     |

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
|      |           |     |      |            |
|      |           |     |      |            |
|      |           |     |      |            |
|      |           |     |      |            |

| WtAv\$/SQ: | AvRate: | Ind.Val |
|------------|---------|---------|
|            |         |         |
|            |         |         |
|            |         |         |

|                   |        |              |        |
|-------------------|--------|--------------|--------|
| Juris. Factor:    | 1.00   | Before Depr: | 183.35 |
| Special Features: | 0      | Val/Su Net:  | 128.17 |
| Final Total:      | 506900 | Val/Su SzAd: | 206.98 |

|           |                   |
|-----------|-------------------|
| PARCEL ID | 001.0-0002-0027.0 |
|-----------|-------------------|

Net Sketched Area: 3,955 Total: 518,756

Size Ad 2449 Gross Are 3955 FinArea 2449

**SKETCH****IMAGE**

**AssessPro Patriot Properties, Inc**